

RESIDENTIAL DESIGN – CHARACTER CODE

1 Purpose of the Code

The purpose of this code is to:

- ensure new development is sympathetic to and consistent with the traditional character of defined areas;
- encourage development so that it reflects or strengthens pre 1946 housing character through compatible form, scale, materials and detailing; and
- ensure that area's of pre 1946 houses are retained and redevelopment in those area's compliments pre 1946 houses

2 Application of the Code

This code applies to houses (including houses on small lots), special needs accommodation, caretaker's residence, duplexes and multi unit dwellings in the Range North, the Range South, or Allenstown Residential Consolidation Area. The code also applies in Precinct 1 – Residential Precinct (Lakes Creek Residential Character) within the Lakes Creek Residential Area.

This code does not apply to building work involving only the following extensions or renovations:

- Enclosing under the building and enclosed extensions at the rear of the building;
- Internal alterations;
- A carport, with a total width not more than 6m;
- Sheds and other outbuildings; and
- Decks, verandahs and balconies.

which are not assessed under this code but must comply with the other relevant Primary Code(s). There are no Secondary Codes to this Code.

3 Definitions

Character Areas: Includes:

- The Range North Residential Area;
- The Range South Residential Area;
- Allenstown Residential Consolidation Area; and
- Precinct 1 – Residential Precinct (Lakes Creek Residential Character) within the Lakes Creek Residential Area

Floor Level: means the lowest storey that is fully enclosed on the outermost perimeter of the building and able to be used as a habitable room(s).

4 Explanation

This code is seeking to ensure that new buildings (or substantial extensions to old buildings) are in keeping with the character of the older parts of Rockhampton. In particular the code sets out building treatments to ensure that residential development is sensitive to the



architectural style and features of pre 1946 areas of Rockhampton. The code sets out a range of simple design criteria that can substantially influence the design of new buildings that are more in keeping with traditional architectural form in the City. The discussion below outlines some of the key factors associated with traditional architectural form.

Building form and scale

The predominant traditional building form of pre-1946 housing is a solid core with attached or integrated verandahs raised above the ground on timber supports. Enclosed areas under houses generally maintain the street appearance of lightweight supports to upper floors and reflect the layout of upper floor verandahs. Roof forms are medium pitched pyramids, hips or gables.

Street Context

Building form can detract from the character of the street if it conflicts with the established patterns of roof shape and pitch, the relationship between floor and ground levels, and the traditional concept of lightweight verandahs attached to a solid core.

The traditional scale of a street was first established by its subdivision pattern of 16, 24 or 32 perch lots with 10, 15 or 20m frontages respectively. This pattern was reinforced by the traditional building form of a single level house elevated on stumps. This created a reasonably uniform scale, accentuated by consistent stepping of the levels of adjoining buildings in Rockhampton's hilly suburbs, and by uniform spacing between houses in the flatter suburbs.

The sense of scale of a street can be diminished if building height, presents large unarticulated facades to the street or interrupts the rhythm of stepping roof lines in a sloping street.

Scale can also be affected by introducing buildings and lots that are significantly smaller than the prevailing building sizes and subdivision pattern.

Two (2) narrow buildings can be combined with a zero lot line to give a single building form under a unified roof in scale with surrounding buildings. The extra width can be used internally or better utilised as outdoor space. Individuality can be provided through detailing and colours.

Materials and detailing

The character of the older suburbs is influenced by elements such as eaves, sunhoods, verandahs, lattice screens and batten panels that cast shadows and provide three-dimensional effects. Character is also derived from the relatively limited range of materials available at the time of construction. This provides a unifying theme of painted timber walls and corrugated steel roofing.



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These lightweight external elements reduced building bulk and form a transition with the external landscape. They make an appropriate response to the local climatic conditions of strong sun.

The traditional character of a street can be diminished by styles that do not incorporate shade-forming elements and that present a flat facade to the street. These styles also have poor environmental qualities.

Setting

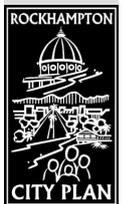
The traditional setting of houses in the older suburbs is a fairly uniform building line, with individual front gardens punctuated by a pedestrian path and single width driveway. Front fences are usually low and reasonably transparent with timber paling or wire. This facilitates a clear view of buildings from the street and assists surveillance of the street from houses and front yards, resulting in streets that feel safe and welcoming. The setting of new buildings can detract from the character of a street if garages dominate, or if fencing orientation or setbacks conflict with the established settings.

5 Performance Criteria and Acceptable Solutions

A building proposed to be erected or modified in a character area must achieve compliance with a minimum of 4 out of the 5 Acceptable Solutions listed in Part A of this section (including mandatory compliance with A1). This is necessary for a proposal to be determined to have met all of the Performance Criteria and the purpose of this code. A building proposed to be erected or modified in Precinct 1 – Residential Precinct (Lakes Creek Residential Character) within the Lakes Creek Residential Area must also comply with Part B of this section as a mandatory requirement, in addition to Part A. Within this precinct, compliance with Part B is also necessary to be determined to have met the purpose of this code.

This applies for self, code or impact assessable development.

PART A – APPLICABLE TO ALL CHARACTER AREAS			
Performance Criteria		Acceptable Solutions	
P1	The building form is consistent with pre 1946 houses in the street and contains features (such as roof styles and pitch, and verandahs) consistent with other houses in the street.	A1	The building consists of a pitched roof (hipped, gabled or skillion, or a combination of all three) at a minimum angle (pitch) of 25 degrees.
P2	The building size and bulk is consistent with other houses in the street.	A2	The maximum length of wall without variations of recesses, stairs, or balconies is 8 metres.
P3	Materials used reflect the pre 1946 materials	A3	Materials for the building must consist of: (i) Roofing of custom orb profile metal roof



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PART A – APPLICABLE TO ALL CHARACTER AREAS

Performance Criteria		Acceptable Solutions	
	of timber and tin.		sheeting and quad or half round guttering; and (ii) lightweight wall cladding (timber, fc sheet)
P4	Setbacks are consistent with other setbacks in the street	A4.1 A4.2	The building is sited so that the building setback to the front wall from the street is no further than 1.5 metres behind the front wall building setback of an adjoining allotment. AND A front fence is a maximum of 1200 mm in height.
P5	The form of lightweight construction elements apparent in the street are reflected in new development (such as verandahs, stairs, window hoods, timber balustrade).	A5	The building contains an attached verandah facing the street, which contains a minimum width of 2.4m, and is roofed. Verandah length is a minimum of 50% of the total width of the building. (Roofed verandahs may have a roof pitch of less than 25 degrees despite A1 above).



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**PART B – APPLICABLE ONLY TO PRECINCT 1 – RESIDENTIAL PRECINCT (LAKES CREEK
RESIDENTIAL CHARACTER)**

Performance Criteria		Acceptable Solutions	
P6	Buildings are consistent with the street context ¹ and contribute to the character of the precinct which is dominated by low set houses.	A6	The building has a floor level raised above ground level no more than 1200mm at any point.



¹ Refer to section 4 of this Code.